



**City of Santa Clara
PLANNING COMMISSION
Wednesday, April 25, 2007
6:00 P.M.
(Special Meeting Time)
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

******Special Meeting procedure for April 25, 2007 Planning Commission Hearing******

Special Start time: 6:00 pm;

Agenda Items # 1 – 9 began at 6:00 p.m.

Agenda Items #10 – 15 began at 7:00 p.m.

REGULAR ITEMS - 6:00 P.M

- 1. PLEDGE OF ALLEGIANCE and INVOCATION**
- 2. ROLL CALL**
- 3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**
- 4. DECLARATION OF COMMISSION PROCEDURES**
- 5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING**
None
- 6. ITEMS FOR COUNCIL ACTION**
None
- 7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**
None
- 8. CONSENT CALENDAR**
The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

- 8.A.** Planning Commission Minutes of April 11, 2007
Commission Action: Approved

Public Hearing Items/Consent Calendar

Agenda Item 8.B. was removed from the Consent Calendar.

8.B. File: **PLN2007-06345**
Location: 500 El Camino Real, two lots on the SCU campus along the north and south frontages of Palm Drive and a 0.5-acre lot at the southeast corner of Benton and Sherman streets (APNs: 230-11-040, 230-08-018 & 230-08-077). Property is Properties are zoned B (Public) and CT (Thoroughfare Commercial).

Applicant: Steve Brodie, AIA
Owner: Santa Clara University
Request: **Amend Master Use Permit** PLN2001-02262 to replace approved subgrade parking lot for Leavey School of Business with new construction of one off-site and one on-site surface parking lot and expansion of an existing parking lot on the University campus

Project Planner: Debby Fernandez, Assistant Planner II
Commission Action: **Approved modified project, subject to conditions**

8.C. File: **PLN2007-06307**
Location: 1240 Coleman Avenue, a 0.57-acre site on the north side of Coleman Avenue, approximately 150 ft. east of Brokaw Road (APN 230-05-049)

Applicant: British Pubs & Restaurants, LLC
Owner: Kevin Wennergren
Request: **Amend Use Permit** (PLN2005-05401) for a restaurant with beer and wine service in a ML zone, to add full bar service with live music entertainment and outdoor seating

Project Planner: Jenny Lee, Assistant Planner I
Commission Action: **Approved, subject to conditions**

8.D. Discussion of Items Pulled from Consent Calendar
Item 8.B. – 500 El Camino Real was pulled for discussion.

*****End of Consent Calendar*****

CONTINUED ITEMS (from PC meeting of April 11, 2007)

9. File: **PLN2007-06236 (PLN2005-04807)**
Location: 2489 El Camino Real, a 14,500 square foot parcel, located on the north side of El Camino Real, approximately 80 feet east of Morse Lane (APN 216-01-047). Property is zoned CT (Commercial Thoroughfare).

Applicant/Owner: Sungnam & Hyungbin Sun
Request: **Time extension/Renewal** of previous architectural approval and variance approvals for substandard front yard setback and parking, in conjunction with the construction of a new 2-story, 18-unit motel.

Project Planner: Jeff Schwilk, Associate Planner
Commission Action: **Approved, subject to conditions**

Agenda 10 – 13 was heard together beginning at 7:00 p.m.

10. File: **CEQ2006-01032/ CEQ2006-01033/CEQ2007-01039/SCH# 2003072093**
- Location: 90 North Winchester Boulevard, an approximately 17-acre site (former BAREC site), located on the west side of Winchester Boulevard, bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. Parcel is zoned A (Agricultural). APN 303-17-048 and 303-17-049
- Applicant/Owner: State of California Department of General Services
- Request: **Certification of the Final Environmental Impact Report** for the *Santa Clara Gardens Development Project* consisting of 110 single family homes, up to 165 affordable senior housing units, and a one acre public park
- Project Planner: Gloria Sciara, AICP, Interim Manager of Development Review
- Commission**
- Action:** **Continued to Special Meeting at 6:00 p.m. on May 14, 2007.**
11. File: **PLN2003-03745**
- Location: 90 North Winchester Boulevard, an approximately 17-acre site, located on the west side of Winchester Boulevard, bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. Parcel is zoned A (Agricultural). APN 303-17-048, APN 303-17-049
- Applicant/Owner: State of California
- Request: Approval of a **General Plan Amendment #56** to change the current General Plan designation of the property from *Moderate Density Residential* (19-25 units per acre) to *Single Family Residential Attached* (9-18 units per acre) for 16 acres generally known as Parcel 2 and 3 on Tentative Parcel Map PLN2006-05568; and to *Public* for the one acre parcel known as Parcel 1 of the referenced map to allow for the development *Santa Clara Gardens Project* (PLN2003-03744) consisting of 110 single family homes, up to 165 affordable senior housing units, and a one acre public park
- Project Planner: Gloria Sciara, AICP, Interim Manager of Development Review
- Commission**
- Action:** **Continued to Special Meeting at 6:00 p.m. on May 14, 2007.**
12. File: **PLN2007-06295**
- Location: 90 North Winchester Boulevard (APN 303-17-048 and 049), an 11 acre parcel (known as Parcel 2 in Tentative Parcel Map application PLN2006-05568) within an approximately 17-acre site, located on the westside of Winchester Boulevard, bordered by residential properties along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. The Westfield/Valley Fair Shopping mall, is located to the east of the project site on Winchester Boulevard.
- Applicant: Summerhill Homes
- Owner: State of California
- Request: **Vesting Tentative Subdivision Map** to subdivide an 11-acre parcel into 110 individual lots and one common landscaped open space area identified as Lot A and the dedication of public streets

Project Planner: to allow the construction 110 single family residences,
Gloria Sciara, AICP, Interim Manager of Development Review
Commission
Action: **Continued to Special Meeting at 6:00 p.m. on May 14, 2007.**

13. Files: **PLN2003-03958, PLN2003-03744, PLN2007-06237 (Rezoning)**
PLN2007-06329 (DA)
Location: 90 North Winchester Boulevard (APN 303-17-048 and 049), an approximately 17-acre site, located on the westside of Winchester Boulevard, bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. The Westfield/Valley Fair Shopping Mall and Santana Row (a commercial shopping center) are located along Winchester Boulevard, in the City of San Jose.
Applicants: Santa Clara Methodist Retirement Foundation (senior housing developer), Charities Development (affordable housing developer) and Summerhill Homes (market-rate housing developer).
Owner: State of California
Request: **Rezone from A (Agricultural) to PD [Planned Development (R3 – Moderate Density)]** (PLN2003-03958) to allow up to 165 Senior Housing units on a 6-acre portion (Parcel 3 of Tentative Parcel Map PLN2006-05568) of the property, including a Density Bonus for parking reductions, covered parking, building heights and parking stall dimensions;
Rezone from A to PD [Planned Development (R3 – Low Density)] (PLN2003-03744) for the development of 110 new detached and attached single-family residential units on 10 acres with public and private streets;
Rezone from A to B (Public Park) (PLN2007-06237) allowing the dedication and development of a new one acre City Park (Parcel 1 of Tentative Parcel Map PLN2006-05568), and
Approval of a Development Agreement between the Summerhill Homes, the Department of General Services State of CA, City of Santa Clara, and the Redevelopment Agency for terms allowing implementation of the *Santa Clara Gardens Development Project;*
~~and Project~~

Project Planner: Gloria Sciara, AICP – Interim Current Planning Manager
Commission
Action: **Continued to Special Meeting at 6:00 p.m. on May 14, 2007.**

14. OTHER BUSINESS

Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- a. Announcements/Other Items
- b. Report of the Director of Planning and Inspection
 - City Council actions
 - Commission/Board Liaison and Committee Report
- c. Commission Procedures
 - Planning Procedures
 - Workplan items
 - Follow-up on Possible Topics for Joint Meeting between Planning Commission and City Council: Discussion

15. ADJOURNMENT- Adjourned at 8:12 p.m.

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